

**TECHNICAL ADVISORY COMMITTEE
MEETING MINUTES
JANUARY 9, 2014 – 8:30 AM
CAPITOL AREA DEVELOPMENT AUTHORITY
1522 14th STREET
FIRST FLOOR BOARDROOM
SACRAMENTO, CA**

Members Present

Cathy Buck, (representing Jim Martone) Department of General Services, Real Estate Services Division
Stacia Cosgrove, City of Sacramento, Community Development Department
Gary Fujii, Department of General Services, Office of Fleet and Asset Management
Rachel Hazlewood, City of Sacramento, Economic Development Department
JJ Hurley, Sacramento Metropolitan Air Quality Management District
Tom Kigar, Capitol Area Development Authority
Chris Pair (representing Traci Canfield), Sacramento Regional Transit District
Matt Winkler, City of Sacramento, Department of Transportation, Parking Services

Members Absent

Michael Ault, Downtown Sacramento Partnership
Richard Conrad, Department of General Services, Division of the State Architect
Captain Phil Gonzales, California Highway Patrol
Katy Jacobsen, City of West Sacramento, Redevelopment Agency

Department of General Services (DGS) and Capitol Area Development Authority (CADA) Staff

Liz Ames, DGS
Cathy Buck, DGS
Jane Hershberger, DGS
Pella McCormick, DGS
Rachel Mercurio, CADA
Wendy Saunders, CADA
Angela Verbaere, DGS

Visitors

Lee McDougle, Sacramento Downtown Plaza

Cathy Buck, acting Chair of the Technical Advisory Committee, called the meeting to order at 8:33 a.m.

1. Approval of Minutes

The minutes of the March 28, 2013, meeting were approved as written.

2. Information Items

a. **Proposal for CADA Transition**

Wendy Saunders, Capitol Area Development Authority

Wendy Saunders gave a power point presentation on the latest proposal for a CADA transition of state-owned properties currently managed by CADA. The proposal presents a new transition concept that would continue CADA's role in Capitol Area residential property management and development while removing the state's involvement. CADA's new transition proposal has been endorsed by the Sacramento City Council and includes the following four major components: (1) the joint powers authority (JPA) will be re-structured to allow the state to withdraw and be replaced by an alternate public entity, (2) the state sells improved/already developed residential and residential mixed-use properties to the new JPA, in one transaction, (3) the JPA forms a non-profit organization (essentially this would be CADA, but in a new form) to own and manage the properties, and (4) the new CADA proceeds with development of the remaining residential development sites consistent with the statutory goals for the Capitol Area Plan.

When asked about next steps, Wendy expressed that the state is evaluating the proposal and, should this most recent transition concept be accepted by the state, a full financial analysis will follow. Legislation would ultimately be required to effect the changes outlined in the proposal and CADA anticipates working collaboratively with the state to strategize for a methodical approach to the transition.

3. Old Business

a. **DGS Projects Update**

*Pella McCormick, Department of General Services,
Real Estate Services Division*

Library and Courts Building Renovation: The renovation of this historic building, which has received a number of awards for the work undertaken, is now complete. A public open house is planned for February 11, 2014.

Now that the Library and Courts project is complete, this is the first time in many years that there are no major capital outlay projects underway in the Capitol Area. Although a portion of the older buildings in the downtown area will require some major work or full renovations in the future, there are no projects approved to move forward at this time. DGS, instead, continues to maintain the buildings through its special repairs program. In addition, upgrades to address the Americans with Disabilities Act (ADA) will begin this year in some DGS-controlled buildings.

b. CADA Housing Update

Tom Kigar, Capitol Area Development Authority

Legado de Ravel: Local developer Ravel Rasmussen has begun leasing the 84 market-rate apartments within these two buildings located on 16th Street, and a portion of the ground floor retail space is currently under construction.

16 Powerhouse: D & S Development is constructing this for-lease, market-rate condominium project of 50 units that overlooks Fremont Park at 16th and P Streets. Although the units will initially be leased, the opportunity to convert to an ownership project appears promising as the market continues to improve. Construction, which is anticipated to be complete by November 2014, will include the utilization of mechanical lifts to enhance the parking accommodations at the site.

The Warren: This planned development will include 116 market-rate apartment units at the corner of 16th and N Streets. Should financing be secured for the project, construction could begin in March 2014 and conclude in the first quarter of 2015. This will be the first residential project in Sacramento to be constructed using modular construction.

Warehouse Artists Lofts (the WAL): This development, which began construction in February 2013, includes the rehabilitation of the former Building and Grounds structure into commercial space at the corner of 11th and R Streets, as well as development of residential units in the former CADA warehouse structure. Of the total 114 units to be constructed, 86 will be affordable, with a focus on attracting artists to both the housing and retail portions of the project.

Site 9B: This three-story, two-unit residential project located on 17th Street between P and Q Streets, is currently being framed.

4. Public Comment

With no further business, the meeting was adjourned at 9:20 a.m.